

**TOWN OF SOMERS
ZONING COMMISSION**

**REGULAR MEETING MINUTES
MONDAY JUNE 18, 2012
7:00 PM TOWN HALL**

I. CALL TO ORDER

The regular meeting was called to order at 7:00 pm by Chairperson, Jill Conklin. Members present were Dan Fraro, Sam Smith, Karl Walton, Sam Smith, and Paige Rasid seated for Robert Martin. Also present was John Collins, Town Liaison/Building Official.

II. PUBLIC HEARING

The Public Hearing was opened and the legal notice was read by Jill Conklin as follows:

The Somers Zoning Commission will hold a public hearing on Monday, June 18, 2012 at 7:00 in the Somers town Hall 600 Main Street to hear the following applications:

- a. Application for Special Use permit for Peter Charter of 516 Somers Road, Ellington, CT to conduct an earth removal and filling operation at 201 Egypt Road, Somers, CT volume 219, pg 761
- b. Application for Special Use Permit for Bruce E. Wood of 223 Wood Road, Somers, CT to conduct an earth removal and filling operation at 263 Wood Road, Somers, CT volume 97, pg 173
- c. Application for Special Use Permit for Pleasant View Farms Realty, 452 South Road, Somers, CT to conduct an earth removal and filling operation at 488 South Road, Somers, CT, volume 77, pg 88.

The proposals are on file in the Land Use office in the Town of Somers. Interested parties were ask to come forward. The public hearing was officially open.

Peter Charter came forward with a map showing piles of earth. He stated that the goal was to be completed with the project by December 31, 2012. No one spoke against the applicant. There was no correspondence from the public. This operation is to help Mr. Charter get him through until he finishes the stockpiles, fill in the sediment pond and put the topsoil back. There is still about ½ acre that needs to be stabilized. The rest of the land has crops growing on it right now. The recommendations on the bond amount from the Town Engineer have been met.

Mr. Woods was not present at the public hearing. Mr. Collins read the comments from Jeff Bord, Town Engineer. The sight was found to be in satisfactory condition, the earth removal operation was active when visited and a bond was recommended to continue. There were no public comments for or against the applicant. There was no correspondence.

Jeff Lipton of Pleasant Valley Farms Realty was present and spoke to the board. He stated things were in the same condition as they were a year ago. Nothing has been opened, the permit still exist, the bond still exist, there has been no excavation. He is putting things on hold until he finds what is going on with the Solar Center. No comments for or against the applicant were given. There was no correspondence.

A motion was made by Paige Rasid to close the Public Hearing, seconded by Karl Walton, all in favor, motion carried.

III. MINUTES APPROVAL-JUNE 4, 2012

A motion was made by Karl Walton to approve minutes as written. Seconded by Dan Fraro, all in favor, motion carried.

IV. OLD BUSINESS

Discussion/decision for the applications listed during the public hearing.

A motion was made by Karl Walton to approve application "A" for Peter Charter, 516 Somers Rd. Somers, CT to continue his gravel operation, retaining the bond suggested by the Town Engineer of \$20,150.00. Seconded by Paige Rasid, all in favor, motion carried.

A motion was made by Karl Walton to approve application "B" for a special use permit for gravel operation at 223 Bruce Rd. Somers, CT for Bruce E. Wood retaining a bond amount of \$53,0360.00 as suggested by the Town Engineer. Seconded by Dan Fraro, all in favor, motion carried.

A motion was made to approve application "C" for Pleasant View Farms Realty for a special use permit for gravel operation at 488 South Rd, Somers, CT keeping the bond amount as recommended by the Town Engineer as \$31,000.00. Seconded by Paige Rasid, all in favor motion carried.

V. NEW BUSINESS: NONE

VI. DISCUSSION: Status of Ridgeline Overlay District Regulation

Mr. Collins showed the board a draft map. He informed the board that he was asking to approve the use of the map so the board can further the discussion about the regulations and close a PO for the fiscal year.

A motion was made by Paige Rasid to accept the map showing potential 150 ft setbacks marked, stamped and dated June 18, 2012. Dan Fraro seconded it, all in favor, motion carried.

VII. STAFF/COMMISSION REPORTS: NONE

VIII. CORRESPONDENCE AND BILLS: NONE

IX. ADJOURNMENT

A motion was made to adjourn the meeting at 7:25 pm by Sam Smith, seconded by Karl Walton, all in favor, motion carried.

The Zoning Commission appreciates citizen input. Please contact the Land Use Office or the Building Official during regular business hours or in writing to find out the best way to communicate your concerns.

If you are unable to attend this meeting, PLEASE CALL the Land Use Office at 860-763-8220 or 860-763-8215.

****The Commission must have a quorum to meet. Thank you.****

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT SUBSEQUENT MEETING